134.0	0005	0017.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,139,200	/	1,139,200
USE VALUE:	1,139,200	/	1,139,200
ASSESSED:	1,139,200	/	1,139,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		MENOTOMY ROCKS DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHEN PHILIP B & ANNE L/ TRS
Owner 2:	CHEN FAMILY HOLDING TRUST
Owner 3:	
Street 1:	8 MENOTOMY ROCKS DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CHEN PHILIP B & ANNE L -
Owner 2:	-
Street 1:	8 MENOTOMY ROCKS DR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .382 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1969, having primarily Wood Shingle Exterior and 2198 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	16639.000	403,900		735,300	1,139,200
Total Card	0.382	403,900		735,300	1,139,200
Total Parcel	0.382	403,900		735,300	1,139,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 518.29 | /Parcel: 518.29

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 86542
GIS Ref:
GIS Ref:
Insp Date: 11/08/16

!10476!

PREVIOUS ASSESSMENT

Parcel ID: 134.0-0005-0017.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	403,900	0	16,639.	735,300	1,139,200		Year end	12/23/2021
2021	101	FV	392,700	0	16,639.	735,300	1,128,000		Year End Roll	12/10/2020
2020	101	FV	392,700	0	16,639.	735,300	1,128,000	1,128,000	Year End Roll	12/18/2019
2019	101	FV	307,500	0	16,639.	689,400	996,900	996,900	Year End Roll	1/3/2019
2018	101	FV	307,500	0	16,639.	569,900	877,400	877,400	Year End Roll	12/20/2017
2017	101	FV	296,600	0	16,639.	523,900	820,500	820,500	Year End Roll	1/3/2017
2016	101	FV	296,600	0	16,639.	478,000	774,600	774,600	Year End	1/4/2016
2015	101	FV	292,400	0	16,639.	468,800	761,200	761,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:46:25

LAST REV

Date	Time
11/16/21	14:30:54
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10476

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHEN PHILIP B &	78867-199	1	10/7/2021	Convenience	99	No	No		
KEEFFE MARY A,	66540-582		12/16/2015		758,000	No	No		
KEEFFE WILLIAM	32929-17		4/23/2001	Family	1	No	No		
	18800-138		1/1/1988		1	No	No		F

USER DEFINED

Prior Id # 1:	86542
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/9/2021	1377	New Wind	36,353	C				
4/25/2018	492	Re-Roof	11,619	C				
6/6/2017	650	Inter Fi	133,153	O				
2/18/2016	166	Inter Fi	167,500					remod kitch and ba

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2016	Measured	DGM	D Mann
11/8/2016	Left Notice	DGM	D Mann
11/8/2016	Permit Visit	DGM	D Mann
1/26/2009	Measured	372	PATRIOT
6/1/2001	Info Fm Plan	PM	Peter M
12/7/1999	Inspected	267	PATRIOT
11/23/1999	Mailer Sent		
11/9/1999	Measured	256	PATRIOT
8/1/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		16639		Sq. Ft.	Site		0	80.	0.55	9									735,337						735,300	

Total AC/HA:	0.38198	Total SF/SM:	16639	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	735,337	Spl Credit		Total:	735,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1969	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth	1	Rating:	Good
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	30.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	30.5	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.12770700
Const Adj.:	0.99989998
Adj $ / SQ:	157.863
Other Features:	119000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	581102
Depreciation:	177236
Depreciated Total:	403866

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

REMODELING

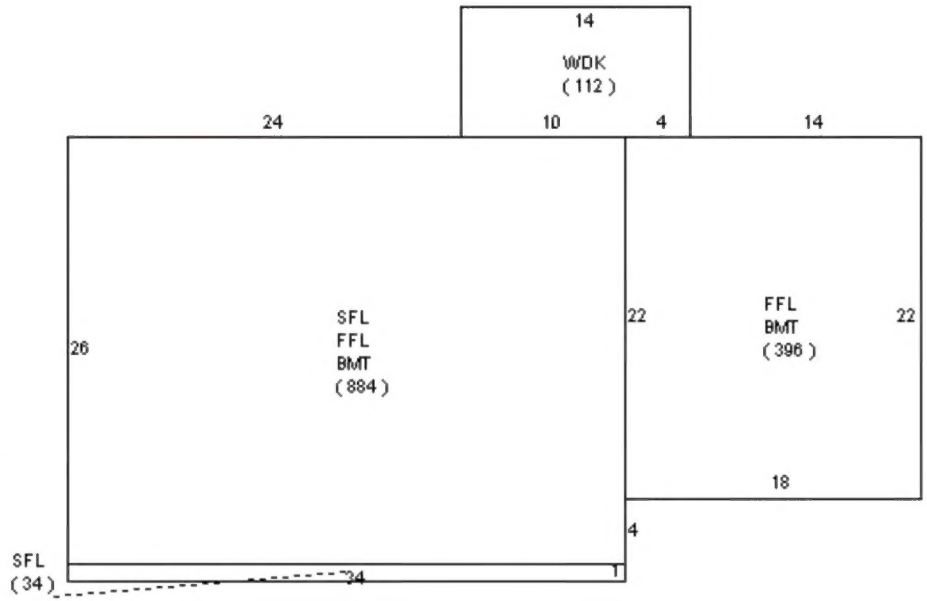
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M

Totals		
1	8	4

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	173.65
Special Features:	0	Val/Su Net:	112.51
Final Total:	403900	Val/Su SzAd	183.76

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,280	47.360	60,619
FFL	First Floor	1,280	157.860	202,065
SFL	Second Floor	918	157.860	144,918
WDK	Deck	112	14.930	1,672

Net Sketched Area:	3,590	Total:	409,274

Size Ad	2198	Gross Area	3590	FinArea	2198

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

134.0-0005-0017.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	